

Hancock County Board of Commissioners
Regularly Scheduled Meeting
November 30, 2021

Commissioners met for a regular session. Those present were Board of Commissioners President John Jessup, Commissioner Vice President Marc Huber, Commissioner Bill Spalding, Auditor Debra Carnes and County Attorney Scott Benkie. Commissioner Jessup called to order the November 30, 2021 Hancock County Commissioners Board meeting at 8:04 AM.

Highway Department

- Gary Pool (Highway Engineer) updated Commissioners on Segment A (600 W); Concrete for underground storage is scheduled next week. Traffic should be allowed on 600 W prior to Christmas. The detour average is 6 minutes and property damage is about 10% higher.
- Working towards finishing ROW on Segment B. County Attorney Benkie said there are 2 parties in court waiting on appraisals.
- In March, 400 N to 500 N will begin construction and will not have closures, because the County will receive easements from the Airport for the next phase.
- New Palestine segments have been approved and ROW purchases will begin.
- INDOT Pennsy Trail and US 40 will finish bid documents this week and advertise.
- Commissioners need to decide on an INDOT meeting to discuss 200 W and decide what is best for the county.
- Micro transit contract is in the works.
- Safety meeting reports indicate accidents are down; property claims are level with last three years; injuries and fatalities are down; 3 fatalities this year with 7 as the Indiana average. Hancock County has always been below the average, but always hopeful for 0 fatalities.
- Commissioner Jessup clarified your data shows, as bad as it has been this year; accidents are down, property claims are level with 3 years ago, injuries and fatalities are down and we are below the state average. Engineer Pool said detours take time and there are less accidents.
- Commissioner Spalding made a motion to accept a grant of easement on County Road 600 West with the Indianapolis Airport Authority (IAA). Commissioner Huber seconded the motion. **Motion carried 3-0.**
- Engineer Pool discussed final snow bids and recommended JDE as the lowest bidder at \$1,535 per call out.
- Commissioner Spalding made a motion to accept the snow removal contract with JDE Maintenance LLC for 2021-2022 Winter season in the amount of \$1,535 per call out. Commissioner Huber seconded the motion. **Motion carried 3-0.**
- Discussed Hancock County industry trends, how jobs in the county compare to workforce and local employment dynamics.

Dedicate ROW

- Commissioner Spalding made a motion to accept the 35' half dedicated ROW for Hardin Family Major Subdivision located at the corner of 300 East and 400 South as presented. Commissioner Huber seconded the motion. **Motion carried 3-0.**

IT Department

- Bernie Harris, Director IT Department discussed updating the Hancock County Webpage with Commissioners. Director Harris has \$15,000 available in his 2021 budget, but next year will need \$12,549.99 for Webpage Administration. Commissioner Jessup requested this request be placed on the Council's Agenda to approve.

- Discussed firewall issues and would like to pursue a dual connection firewall for connection. Commissioners requested quotes at the next Commissioner meeting for the firewall.
- Commissioner Spalding made a motion to approve the 2022 contract with Civic Plus encumbering \$15,000 in 2021 out of the IT Budget and request County Council appropriate \$12,549.99 from where they see fit. Commissioner Huber seconded the motion. **Motion carried 3-0.**
- Commissioners requested Director Harris seek approval from Council and contract will be signed at the next Commissioner meeting on January 4th.

Facility Management

- Commissioner Spalding in the Facility Manager's absence notified Commissioners the boiler in the Annex needed replaced at a cost of \$5,344.
- Commissioner Spalding made a motion to accept the Proposal from PDF Mechanical for work on the Aerco Boiler in the Annex in the amount of \$5,344 to be paid out of Building Maintenance and Repair. Commissioner Huber seconded the motion. **Motion carried 3-0.**

Best Way Disposal

- Rachael Scott with Best Way Disposal discussed pricing for county building trash disposal.
- Auditor Carnes requested one bill with each location. Ms. Scott said yes that can be done.
- Commissioners requested the new Jail to be included in the quote and she could return to the December 7th meeting.

Barnes & Thornburg

- Rick Hall with Barnes & Thornburg representing the County as Bond Counsel on financing, requested Commissioners signatures on documents. The closing will occur on December 9th.

Logistic Realty Capital Abatement Request

- Cam Duff, Logistics Realty Capital discussed steps taken to mitigate disturbances for neighbors. Exterior lighting and extension of the berm area were addressed. Mr. Duff noted they exceeded the minimum standard on the northern section of the boundary. The southern section is up for discussion; since it is next to a bean field he questioned applying for a variance. Commissioners agreed and appreciated concerns were addressed (lighting, berm and traffic).
- Remonstrator expressed appreciation for concessions but addressed concerns for lost revenue, estimated at \$75,000. Traffic noise was a concern and he requested a 3 foot berm on the front section. Commissioner Jessup said he appreciated what has been done, but noted it looks like a remonstrator would like to talk more with you. Commissioner Huber said concessions have been made above and beyond on the north part and he appreciates it; but the south part is yet to be determined. As far as conversations on revenue loss, those would be conversations between you two; Commissioners would not be involved in that. Commissioner Jessup said the Economic Development Agreement needs to be discussed. Mr. Duff noted that is currently being reviewed. Commissioner Huber suggested working with Director Dale in Planning Department on the berm and/or a variance.
- Mr. Duff would like to formally request the abatement with the agreement at the next Council meeting. Commissioner Jessup said once the agreement has been reached he then could continue to Council next week. Mr. Duff asked who the point person was for the agreement. Commissioner Jessup said himself and Barnes & Thornburg; then he could get on Council's agenda next week.

Stellar Communities Update

- Joanie Fitzwater, City of Greenfield Planning Director updated Commissioners on the Stellar Communities. The Stellar Communities consist of Hancock County Community Foundation, Town of Shirley, Town of Fortville, City of Greenfield and Hancock County.
- Stellar designees benefit from a multi-agency partnership that includes technical assistance and funding. The program runs from 2018 to 2023. During this time \$15M in grants will be implemented and matched with millions in local funds to promote and support projects in Hancock County.

Hancock County Area Planning Commission

- Mike Dale, Executive Director for the Hancock County Area Planning Commission discussed rezoning request. Requested favorable recommendation for Council to Context Design
- Commissioner Spalding introduced Ordinance 2021-11A amending zoning for the “Hancock Gateway Park Planned Unit Development 1st amendment” being that of Ordinance 2021-3E, an ordinance amending the Hancock County, Indiana zoning ordinance, an ordinance to amend Title XV, Chapter 156, of the Hancock County Code.
- Commissioner Spalding made a motion to adopt Ordinance 2021-11A as presented. Commissioner Huber seconded the motion. **Motion carried 3-0.**
- Commissioner Spalding introduced Ordinance 2021-11B amending Ordinance 2007-1B Hancock County, Indiana, Zoning Ordinance Amending Title XV, Chapter 156, Zoning of the Hancock County Code Regulating “Animal and Animal Products Processing”
- Commissioner Spalding made a motion to suspend the rules and allow for adoption on day of introduction for Ordinance 2021-11B as presented. Commissioner Huber seconded the motion. **Motion carried 3-0.**
- Commissioner Spalding made a motion to adopt Ordinance 2021-11B as presented. Commissioner Huber seconded the motion. **Motion carried 3-0.**
- Commissioner Spalding made a motion to give a favorable approval to have Context Design assist and in the review of the county code regarding landscape buffering and exterior lighting sections in the amount of \$8,900 for the County Council to determine funding. Commissioner Huber seconded the motion. **Motion carried 3-0.**

Public Defender Board

- Jon Albright, Public Defender Board requested assistance with a lease agreement.
- Commissioner Huber requested Public Defender Albright to work with County Attorney Benkie.

Remonstrator

- Remonstrator discussed concerns with Economic Development Plan (i.e. safety, quality of life, traffic issues) on the western edge of Hancock County. The 2021 Comprehensive Plan was discussed along with the mission and vision standards. Improved buffering for existing warehouses were discussed. Commissioners were requested to temporarily halt industrial development until concerns could be addressed. Sidewalks were recommended to address safety concerns due to increased truck traffic.
- Commissioner Jessup said you have 28 questions listed; he asked precisely what roads have concerns. She said north to south roads 800 (Carroll Road) and 200 and then from Washington Street to State Road 67. She questioned what can be done to mitigate the number of semi-trucks taking over the area;
- Commissioner Huber asked what would make the area more appealing. She said to stop adding development; add sidewalks and ability for us to move around. Commissioner Huber

asked where would sidewalks go? She said ideally to allow them to walk up and down 300 N, but safety is a concern with semi-trucks.

- Commissioner Jessup said he understands the frustration, he drives on 300 N twice a day at rush hour and has no problems. Commissioner Jessup understands the frustrations but explained sometimes things are broadly said like the western half of the county has been destroyed by growth and only 3% of the land mass has been set aside for industrial growth.
- Commissioner Spalding said some of that traffic was precipitated by this; 1) The FAA did not want to grant the ability to put an underground storage tank on their property, so all of Mt. Comfort Road had to be shut down. Had that not occurred you would not have seen the amount of traffic on 300 N. 2) We had an issue with utility removals, because they were shorthanded and 3) The county was short of materials. Commissioner Spalding reiterated asking for patience as these projects work towards completion. The remonstrator requested more office buildings rather than warehouse buildings.
- Commissioner Jessup said you make claims that are not substantiated. She said she misspoke and ask how to find answers. Commissioner Jessup apologized and said you do live in a 12 mile radius of land that is negatively impacted, but the end result is good for people in the county. It has created jobs, economic growth, gives people places to live, the schools have improved and are funded.
- She stressed Commissioners have created a warehouse district and she does not believe that was the best place for these warehouses. Commissioner Spalding said respectively when he stands at 300 N and 400 W and he looks south and can see, hear, smell an interstate; he can look northwest and can see, hear, smell an airport; this says there is potential for growth there other than residential development. It's not a matter of "if" it's "when" it's going to happen. As a novice legislature looking at Marion county and the donut counties around, the growth has reached Hancock county. She stressed but we don't have to fill up every part of Hancock County. Commissioner Jessup clarified again, it is only 3% of the county and he expressed regret for her; but he said there is 97% of the county that does not have warehouses.
- The remonstrator thanked Commissioners for their time. Commissioners thanked the remonstrator. Commissioner Jessup said he would give her a written response on all of her questions.

Claims & Payroll

Commissioner Spalding made a motion to approve claims and payroll. Commissioner Huber seconded the motion. **Motion carried 3-0.**

Commissioner Minutes

Commissioner Spalding made a motion to approve the Commissioner minutes for November 15, 2021 as presented. Commissioner Huber seconded the motion. **Motion carried 3-0.**

Schwier Meeting Minutes Request

County Attorney Benkie said he formally will table this request until December 7th.

E-911 Office

- John Jokantas, Director of Communication for E-911 requested approval for out of state travel. The class and flight will be paid this year, the hotel and rental vehicle will be paid next year.
- Commissioner Spalding made a motion to approve out of state travel for John Jokantas and Craig Lindsay for the NENA Supervisor Class held in Hudson, MA from January 23, 2022 through January 27, 2022 for \$3,014. Commissioner Huber seconded the motion. **Motion carried 3-0.**

Ordinance Establishing a GO Bond Fund

- Commissioner Spalding introduced Ordinance 2021-11C establishing the 2021 GO Bond Proceeds Fund 4623.
- Commissioner Spalding made a motion to suspend the rules and allow for adoption on day of introduction for Ordinance 2021-11C as presented. Commissioner Huber seconded the motion. **Motion carried 3-0.**
- Commissioner Spalding made a motion to adopt Ordinance 2021-11C as presented. Commissioner Huber seconded the motion. **Motion carried 3-0.**

Sheriff's Department

- Sheriff Burkhardt discussed adding 6 additional flock cameras. Currently the county has 38 flock cameras and cameras are shared with 38 other counties and theirs are shared with Hancock County. So far the flock cameras have assisted with an attempted homicide individual, a serial child molester and an elderly gentleman.
- Commissioner Spalding made a motion to approve the Sheriff's request for 6 flock cameras in the amount of \$15,000 to be paid out of the Sheriff's CCD Fund. Commissioner Huber seconded the motion. **Motion carried 3-0.**
- Requested additional body cameras for additional deputies to be paid out of CCD.
- Commissioner Spalding made a motion to permit the Sheriff to purchase 3 additional body cameras and in car cameras in the amount of \$28,398 to be paid out of the Sheriff's CCD Fund. Commissioner Huber seconded the motion. **Motion carried 3-0.**

RQAW Update on New Jail

- Dustin Frye, Director of Construction Services for RQAW reported the jail continues to progress on schedule. The Building Inspector and Fire Marshall finished their walk through, they have a few requests to submit to the architect to check validity. Thursday the state will inspect the elevator. RQAW will complete their final walk through for substantial completion. Anticipate early next week receiving the Certificate of Substantial Completion and Temporary Certificate of Occupancy from the City. The Final Certificate of Occupancy will be issued after the fencing and landscaping is complete.
- Commissioner Jessup said RQAW gave an estimate for Water & Sewer of \$75,000 for water and \$75,000 for sewer. Council said they would fund this cost. Commissioner Huber would like to discuss with the Surveyor at the Drainage Board meeting Thursday.

DLZ Renovations

- Dustin Frye Director of Construction with BW Construction introduced Scott Carnegie DLZ Project Manager to discuss renovations for Old Jail and Community Corrections. Director Frye presented a condensed schematic design report from 2018 for review.
- DLZ Project Manager Carnegie reviewed the schematic design report with Prosecutor's Office, Public Defenders Office, Coroner's Office, Judges from the Courthouse, Probation Department, Community Corrections, Sheriff Burkhardt, IT Department and Clerk's Department.
- Director Kennedy expressed he would like to stay where he is presently because it has been renovated and fits his needs.
- Prosecutor Eaton stressed his building is falling apart around him and his relocation is essential. There is no space available to conduct private interviews. Commissioner Jessup asked Prosecutor Eaton if he feels 75 beds in Community Corrections is adequate to fit the

needs for the county. Prosecutor Eaton feels with the potential growth of 10-20% will inevitably increase the number of beds needed in Community Corrections and it would be short-sided to not increase Community Corrections beds.

- Commissioner Jessup asked the Judges what they envisioned for the needs of Community Corrections. Judge Davis stated Judges decide who goes to Community Corrections. While he can't state the exact number of beds needed, he doesn't want to tell someone there is not a bed. He expressed capping beds at 75 is not in the best needs of the county.
- Coroner Stillinger expressed a need for an office, currently they do not have an area, they work out of the Hospital.
- Judge Davis discussed the Clerk's Office moving to the first floor and the Clerk's Office could be utilized for Drug Court.
- Clerk Lofgreen discussed the first floor of the Courthouse would work well for the Clerk's Office.
- DLZ Project Manager Carnegie requested the Administrative Assistant continue to assist with communication between the group.
- Facility assessment tours will begin next week.

The Hancock County Board of Commissioners meeting adjourned at 12:35 PM.

Hancock County Commissioners

Commissioner John Jessup, President

Commissioner Marc Huber, Vice-President

Commissioner Bill Spalding

Attest: _____
Debra Carnes, Hancock County Auditor